

CHAPTER 16

LANDSCAPING AND SCREENING DEVICES

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PART 1 - LANDSCAPING

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14-16-101 PURPOSE

This Chapter is intended to provide standards for installation of landscaping, screening and buffering devices, to improve the environment and promote the general welfare of the community. This is accomplished by encouraging creation of an attractive appearance along public streets and by screening from view those uses and features which may be objectionable to the general public. Landscaping materials, including but not limited to, approved ground covers, shrubs, trees, landscaped berms and other landscape features and amenities, shall be used to further facilitate the control of erosion and the reduction of dust and glare, as well as providing visual relief and softening of building masses. Walls and screening devices provide for isolation of incongruous functions and separation of insensitive activities. Landscaping, walls, screening devices and other exterior design features, appropriately planned and executed, help to provide privacy, logical development and enhanced property values. In developing these qualities is the further purpose of the requirements of this Chapter to encourage creativity in design and execution consistent with good practice.

14-16-102 APPLICATION

This Chapter shall apply to all new buildings, except Single Family and Duplex dwelling units and to all changes, additions or remodelings wherein the cost of construction or the added or the added or remodeled area equals or exceeds fifty (50) percent of the value or area of the existing building.

14-16-103 SUBMITTALS FOR APPROVAL

Any proposed building or land use shall be shown on a Site and Landscape Plan indicating the location of existing and proposed buildings, parking areas, street improvements, locations and type of landscaped areas, existing and proposed landscape materials, walls, screening and buffering

devices, and a pressure sprinkling system. Required final landscape and sprinkler plans shall be prepared by a Landscape Architect licensed to practice in the State of Utah.

14-16-104 ADMINISTRATION

In administering the provisions of this Chapter, the Planning Director shall have the discretionary authority to exchange selected requirements for alternative landscape features and other amenities consistent with the intent of the requirements of this Chapter.

14-16-105 INSTALLATION BOND¹

Landscaping, sprinkling system, walls, and screening structures, walks, parking areas, and other on-site improvements shall be installed in accordance with Section 14-2-308 of this ordinance.

14-16-106 STANDARDS OF DESIGN AND DEVELOPMENT^{2,3}

- A. Each parcel to be developed shall be required to provide on-site landscaped areas equal to the minimum amounts specified in this Chapter.
- B. In addition to minimum on-site requirements, landscaping between curb and sidewalk shall be required, except for required driveways, walks and carriage slabs. Asphalt or concrete paving in place of landscaping between sidewalk and curb is prohibited.
- C. Where other buildings on the subject parcel or adjacent parcels are built to the street property line, the required landscaping along the frontage may be modified or located elsewhere on the development site as approved by the Planning Director.
- D. Provision shall be made for automatic pressure sprinkling of all landscaped areas for maintenance of plant materials.
- E. Street trees and landscaping shall be required along all streets and reverse frontage conditions, where applicable. Trees shall be selected from the Tree Selection List of this Chapter.
- F. Installation of trees and shrubs shall meet or exceed the following specifications:
 - 1. Street trees as indicated on the Tree Selection List shall be a minimum of two (2) inch caliper.

¹Amended 10/5/94 Ordinance No. 94-17

²Amended 4/6/94 Ordinance No. 94-5

³Amended 6/08/2004 Ordinance No. 2004-09

2. Street trees shall be planted at a minimum spacing of one (1) tree for every thirty (30) lineal feet of street frontage or fraction thereof over fifteen (15) feet.
3. All trees shall be planted and staked in accordance with the Standard Tree Planting Detail of this Chapter.
4. Ornamental trees as indicated on the Tree Selection List shall be a minimum one (1) inch caliper.
5. Shrubs shall be a minimum eighteen (18) inch diameter.
6. Screening trees as indicated on the Tree Selection List shall be a minimum one and three quarter (1 3/4) inch caliper.

G. Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at fifteen (15) foot intervals inside property lines of multi-family, commercial, institutional, or industrial uses which are adjacent to or are separated only by an alley from a residential development or district.

H. In multi-family residential areas and developments, common areas shall be landscaped with at least one (1) ornamental tree for each dwelling unit in addition to street frontage trees, screening trees and other landscape requirements.

I. In institutional and commercial areas the following minimum amounts of on-site tree planting shall be required in addition to required street trees:

1. At least one (1) ornamental tree for each five hundred (500) square feet of landscaping; and
2. At least one (1) shrub for each one hundred fifty (150) square feet of landscaping.
3. With the option of substituting up to half of the required shrubs for trees on a 10 to 1 basis.

J. In all multi-family residential, institutional, and commercial areas, required front and street side yards shall be entirely landscaped, except for parking areas and necessary driveways and walkways. In addition, the first ten (10) feet of yard adjacent to any street in institutional, commercial or industrial areas shall be entirely landscaped. Landscaping shall be established along street frontages in the areas lying between the public sidewalk and any buildings, parking areas, loading areas, screening devices or storage areas on the property except for necessary driveways or walkways, where applicable.

K. No person, firm or corporation shall strip, excavate, or otherwise remove top soil except in connection with the construction or alteration of a building on such premises as excavation or grading is incidental thereto.

**SECTION 14-16-107
TREE SELECTION LIST**

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree	2 = Screening Tree	3 = Street Tree
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3
Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crataegus Lavellei	Carrier Hawthorn	1	2	3
Cretageus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3
Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3

TREE SELECTION LIST (cont.)

BOTANICAL NAME	COMMON NAME	TREE TYPE		
Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus Ioensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa "Shubert"	Canada Red Cherry	1	2	-
Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3
Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Calleryana Rancho	Rancho Ornamental Pear	1	2	3

TREE SELECTION LIST (cont.)

BOTANICAL NAME	COMMON NAME	TREE TYPE		
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3
Quercus Borealis	Northern Red Oak	1	-	-
Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-

PART 2

WALLS AND SCREENING DEVICES

14-16-201 DEFINITIONS

14-16-202 STANDARDS OF DESIGN AND DEVELOPMENT

14-16-201 DEFINITIONS

The following terms are defined for the purposes of this Chapter:

WALLS OR FENCES: Any structural device or fence used for confinement, prevention of intrusion, boundary identification or screening of an activity.

SCREENING DEVICES: Any structures installed to conceal areas used for refuse, mechanical equipment, parking, service or loading bays or lanes, multi-family habitation, and commercial and industrial activities from adjacent residential districts or from street views.

HEIGHT OF SCREENING DEVICES: The measurement from the highest finished adjacent grade of the element or feature to be screened to the top of the screening device.

HEIGHT OF WALLS AND FENCES: The height of walls and fences shall be as specified in Chapter 16 of this Ordinance. Such height shall be measured from the highest of the two grades adjacent to the wall or fence, except when the wall or fence is adjacent to an alley or street right-of-way which has a higher grade than that on the adjacent site. For such conditions, the height of the wall or fence shall be measured from the top of the curb or the crown of the alley or street where there is no curb.

14-16-202 STANDARDS OF DESIGN AND DEVELOPMENT - WALLS AND FENCES

A. In all multi-family project of four or more units, and all institutional, commercial and industrial projects, all outdoor storage areas or other similar items shall be screened from view by a minimum six (6) foot high wall constructed of or finished with materials to match the main building material of the site or alternate material as approved by the Planning Commission.

B. In all multi-family project of four or more units, and all institutional, commercial and industrial projects, roof mounted mechanical equipment shall be screened by parapet walls or by other aesthetically pleasing screening equipment from public view. The screening devices shall be no lower in height than six (6) inches below the height of the mechanical equipment on the front, side or rear walls, whichever are exposed to public streets or residential districts. No chain link fencing, with or without slats, shall be allowed as a screening device for such equipment.

C. Parking areas shall be screened from street view to a minimum height of three (3) feet above the highest finish grade of the parking area as follows:

1. Industrial lots not adjacent to an arterial street shall be screened by the use of walls,

landscaped berms, landscaping or a combination of the three as approved by the Planning Director.

2. All other areas shall be screened by the use of walls, landscaped berms, or a combination of the two. Such screening may be supplemented by up to twenty-five (25) percent intermittent landscaping.

D. All loading and delivery facilities shall be screened from street view by a six (6) foot high wood, brick, or masonry wall, or compatible alternative material as approved by the Planning Director.

E. In addition to other requirements for landscaping, a screening device or wall of masonry, wood or approved alternate material and design, as approved by the Planning Director, shall be constructed of a site used for multi-family residential, commercial or industrial use along any lot lines in common with, or separated only by an alley from, a residential zone or use. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six (6) feet in height, except that the first twenty (20) feet in from the street property line shall be stepped down to a minimum of two (2) feet.

F. No walls, buildings, major landscape features, or other obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within the clear vision area as defined in Chapter 16 of this Ordinance.

G. In all residential zones, the maximum height of any free-standing screening devices, walls or fences in a required front yard setback shall be two (2) feet. In the areas behind the required front yard setback, and in the rear and side yards, the maximum height of such screening devices, walls or fences shall be six (6) feet.

H. Walls shall be required along the rear lot lines of reverse frontage lots with a height of six (6) feet. In conjunction with a subdivision plat or Planned Unit Development such lots may have a maximum height of eight (8) feet with specific approval of the Planning Commission. Such walls shall be constructed of masonry, wood of approved, design, or alternate approved material as determined by the Planning Director. Street trees and landscaping materials as required by this Chapter shall be installed between the wall and the public street improvement.

I. Exterior boundaries of mobile home parks shall be provided with masonry and wood walls of approved design having a minimum height of five (5) feet and a maximum height of six (6) feet and shall be designed in an irregular or undulating pattern to create an attractive appearance. The land between the wall and the public street improvements shall be landscaped with street trees and other landscape materials and shall be maintained by the Mobile Home Park owner or lessee, as required above.

J. All outdoor lighting shall be directed downward by means of prismatic lens, deflector or other shading device to avoid projecting onto adjacent properties or streets.

PART 3

MAINTENANCE - VIOLATION AND PENALTY

14-16-301 MAINTENANCE OF LANDSCAPED AREAS

14-16-302 MAINTENANCE OF WALLS, FENCES AND SCREENING DEVICES

14-16-301 MAINTENANCE OF LANDSCAPED AREAS

A. Landscaped areas, including required automatic pressure sprinkling systems, shall be reasonably maintained by the owner or lessee of the property as to weeding, pruning, trimming and watering to preserve the viability of the landscape materials and to maintain an attractive appearance.

B. Any plant material not surviving shall be replaced within thirty (30) days of its demise, unless an extension period of not to exceed six (6) months is granted by the Planning Director to permit planting in appropriate planning season.

14-16-302 MAINTENANCE OF WALLS, FENCES AND SCREENING DEVICES

A. Walls, fences and screening devices shall be reasonably maintained as to structural stability, appearance and screening effectiveness to present an attractive appearance.

B. Failure to provide reasonable maintenance shall constitute a misdemeanor.

